

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- ☐ Major Subdivision action
☐ Minor Subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- ☐ Annexation
☐ County Submittal
☐ EPC Submittal
☒ Zone Map Amendment (Establish or Change Zoning)
☐ Sector Plan (Phase I, II, III)
☐ Amendment to Sector, Area, Facility or Comprehensive Plan
☐ Text Amendment (Zoning Code/Sub Regs)
☐ Street Name Change (Local & Collector)
☐ APEAL / PROTEST of...
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Thomas Gutierrez PHONE: (505) 238-9427
 ADDRESS: 2818 Maya 2nd NW FAX: 831-1847
 CITY: Albueq STATE NM ZIP 87104 E-MAIL: TSNGUTIEZ2222@comcast.net
 Proprietary interest in site: _____ List all owners: + Matt Ayers Tel 269-4876

DESCRIPTION OF REQUEST:

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes ☐ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 1, 2, 3, 4 Block: _____ Unit: _____
 Subdiv/Addr/TBKA: Campbell Estates
 Existing Zoning: RA-2 Proposed zoning: SL-1 for RESID. ASSISTED LIVING
 Zone Atlas page(s): 6-12 UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
 No. of existing lots: 4 No. of proposed lots: 4 Total area of site (acres): 1.0
 LOCATION OF PROPERTY BY STREETS: On or Near: ORNELLA NW
 Between: CAMPBELL NW and LA MANCHA

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE

(Print) Thomas Gutierrez

DATE _____

Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY

- ☐ INTERNAL ROUTING
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☒ Site is within 1000ft of a landfill
☒ F.H.D.P. density bonus
☒ F.H.D.P. fee rebate

Application case numbers

10 EPC 40001

Action

ZMA
ADV
CME

Form revised 4/07

SF

Fees

2 \$ 295.00
 \$ 75.00
 \$ 50.00

Total

\$ 420.00

Hearing date 02/18/10

Planner signature / date

Sandy Handley 01/05/10

Project # 1004679

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

☐ ANNEXATION (EPC08)

- ___ Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
 - ___ Petition for Annexation Form and necessary attachments
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - ___ Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ BCC Notice of Decision for City Submittals
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts.
 - ___ Sign Posting Agreement
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

☐ SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)

☐ SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)

☐ SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)

- ___ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- ___ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- ___ Zone Atlas map with the entire plan area clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC public hearing only)
- ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC public hearing only)
- ___ Fee for EPC final approval only (see schedule)
- ___ List any original and/or related file numbers on the cover application

Refer to the schedules for the dates, times and places of DRB and EPC hearings.

Your attendance is required.

☒ AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- ☒ Zone Atlas map with the entire property clearly outlined
- ☒ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980".
- ☒ Letter of authorization from the property owner if application is submitted by an agent - US
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ☒ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

☐ AMENDMENT TO SECTOR DEVELOPMENT MAP (EPC03)

☐ AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- ___ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
- ___ Plan to be amended with materials to be changed noted and marked
- ___ Zone Atlas map with the entire plan/amendment area clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
- ___ Letter of authorization from the property owner if application is submitted by an agent (Map change only)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
- ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

☐ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- ___ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- ___ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

P. Thomas Gutierrez 01/05/10
Applicant name (print)
PD 01/05/10
Applicant signature / date



Form revised APRIL 07

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers

10 EPC - 40001

Sandy Handley 01/05/10
Planner signature / date
Project # 1004679

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Thomas Gutierrez DATE OF REQUEST: 11/25/09 ZONE ATLAS PAGE(S): G.12

CURRENT:

ZONING RA2

PARCEL SIZE (AC/SQ. FT.) 1.29

REQUESTED CITY ACTION(S):

ANNEXATION ☐

SECTOR PLAN ☐

SITE DEVELOPMENT PLAN:

COMP. PLAN ☐

ZONE CHANGE ☒

A) SUBDIVISION ☐

BUILDING PERMIT ☐

AMENDMENT ☐

CONDITIONAL USE ☐

B) BUILD'G PURPOSES ☐

ACCESS PERMIT ☐

From RA2 to SUI FOR RES.

C) AMENDMENT ☐

OTHER ☐

PROPOSED DEVELOPMENT: ASSISTED LIVING

GENERAL DESCRIPTION OF ACTION: ¹

NO CONSTRUCTION/DEVELOPMENT ☐

OF UNITS: 4

NEW CONSTRUCTION ☒

BUILDING SIZE: 4,500 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT ☐

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE PJL

DATE 11/25/09

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒

MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER Tony Ld

DATE 11-25-09

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES ☐ NO ☒

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

APPLICANT PJL

DATE 11/25/09

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

-SUBMITTED 1/1

-FINALIZED 1/1

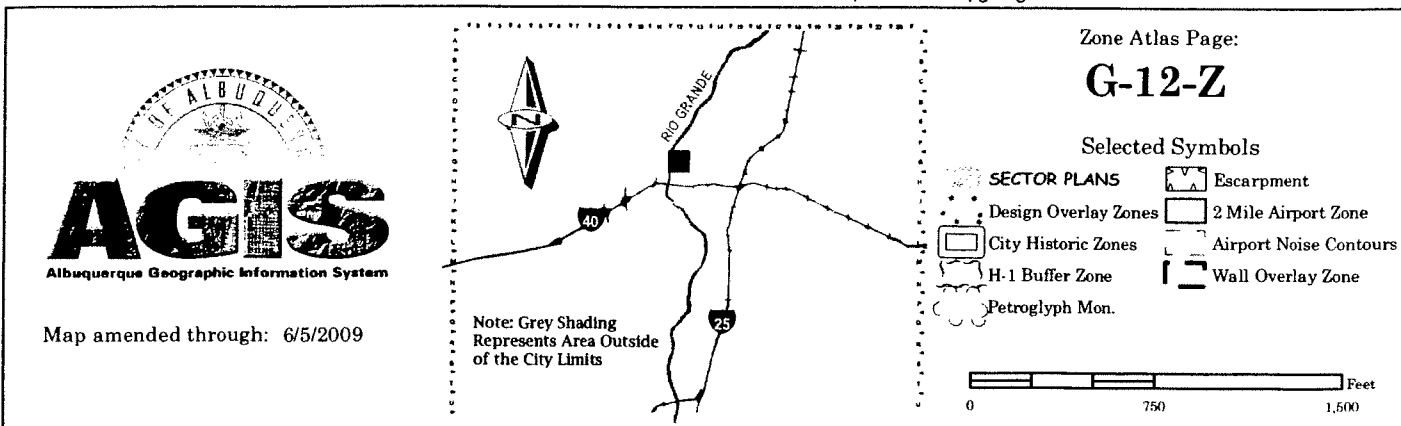
TRAFFIC ENGINEER

DATE

Revised June 27, 2005



For more current information and more details visit: <http://www.cabq.gov/gis>



December 1, 2009

To whom it may concern,

I P. Thomas Gutierrez along with Gerald S. Maestas are the owners of the four properties located at 2834 Campbell Rd. NW, and 2700, 2704 and 2708 Ornella NW. We own these properties through our company by the name of Tierra De Oro Investments LLC. We are both in the process of creating a LLC (Limited Liability Corporation) along with two other partners for the purpose of constructing Residential Assisted Living Facilities on these properties. The legal descriptions of the properties are Lots 1,2,3 and 4 of the Campbell Estates Subdivision. Gerald and I both as owners of these properties by our signatures below do here by give permission for the possible zone change.


P. Thomas Gutierrez 12/1/09


Gerald S. Maestas 12/1/09

1/28/10

To Whom It May Concern:

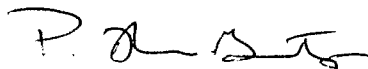
We are requesting approval to change the zoning for 2834 Campbell NW and 2700, 2704 and 2708 Ornella NW, which are in the Campbell Estates subdivison from RA2 to SU1 (specifically for Residential Assisted Living). We have already spoken to the affected home owner's associations, who are in support of the project and zone change for this specific use only.

Our objective is to develop the approximately 1.2 Acre parcel of land into a residential assisted living gated community consisting of three to four 15 Bed facilities, parks, and possibly some independent living apartments. The homes will be built by Silverton Custom Homes, a perennial Albuquerque Parade of Home winner, thereby having a high quality North Valley custom home feel to match the current growth and development in the area, while still blending in with the current neighborhood. We feel that the quality of project will enhance the value of properties in the neighborhood because of the clientele it will cater to. The homes will be managed and operated by a Preferred Assisted Living, who runs several successful homes in the Albuquerque and Las Cruces areas.

The community project will cater to the local area residents in addition to the rest of the Albuquerque area, which has shown tremendous demand for residential assisted living, to care for our elderly family members. Most individuals know personally a person or family who is in need of care or needs assistance with caring for a loved one. With the baby boomers now caring for their parents and over the next decade requiring their personal care, they need quality environment to match the lifestyle they have become accustomed to. In addition to the market demand, the homes will add increased tax revenue and create more high quality long term jobs in the local area.

Please consider this zone change request, which will allow us to move forward with this much needed project.

Sincerely,



John Dugas, Gerald Maestas,
Matt Ayers, Thomas Gutierrez

1/28/10

Justification Letter

To Whom It May Concern:

We are requesting approval to change the zoning for (Address) from RA2 to SU1 (specifically for Residential Assisted Living). We have already spoken, back in December 2009, to the affected home owners associations, who are in support of the project and zone change for this specific use only.

Our objective is to develop the approximately 1.2 Acre parcel of land into a residential assisted living gated community consisting of three-four 15 Bed facilities, tied in landscaped walkways, and possibly some independent living apartments.

Resolution R-270-1980

Policy A: Demonstrate how the proposed zone change will contribute to the health, safety, and general welfare of the neighborhood, community, and city. Specifically, demonstrate why the proposed zone change will not have a substantial adverse effect on the environment, public facilities, & services, roadways, school, parks, fire & police facilities, and drainage facilities.

This community project will cater to the local area residents in addition to the rest of the Albuquerque area, which has shown tremendous demand for residential assisted living, to care for our elderly family members. Most individuals know personally a person or family who is in need of care or needs assistance with caring for a loved one. Residential assistant living facilities are able to provide a safe, healthy environment because of their strict regulatory operating requirement to those in need.

Based on the U.S. Census 2000, the total Albuquerque population was 448,607. The total population over the age 65 was approximately 53,670, which was nearly 12% of the population at that time. As of September 2007, there were nearly 110 licensed facilities ranging from 3 beds to 116 beds. If all the facilities were 116 beds, which we know is not the case; it would only fill the needs of approximately 12,000 residents! Statistically, 1 in 2 people over the age of 60 will require the need for long term care some time in their lives for 90 days or more.

The Albuquerque area has most certainly grown over the last ten years, which the 2010 census will show, but we are now where near prepared to assist our growing elderly population nor are we prepared for the baby boomers over the next 20 years in regards to their needs. With the baby boomers now caring for their parents and over the next two decades requiring their own personal care, they need a quality environment to match the lifestyle they have become accustomed to.

Finally, in addition to the market demand, the homes will add increased tax revenue and create more high quality long term jobs in the local area.

Policy B: Demonstrate how the proposed zoning and permissive uses will contribute to the stabilization of the area. The proposed zoning should be compatible with adjacent zoning and land uses.

The current zoning for the property is RA2, which would allow for residential assisted living, but only up to 10 residents. This project can further stabilize the area by allowing those long term permanent residents to know that as the need for long term care (LTC) arises, there would be a nice viable option right in the neighborhood. There are some multi-family rental properties to the East and West of the proposed site and All Faiths Receiving Home is just up the street, which I believe has a SU1 zone. We only ask that the SU1 change be specifically for Residential Assisted Living and nothing else.

The 1.2 Acre property has four lots already prepped for home construction. The goal is to build four 15 bed facilities, which will not only meet the cost demand of the project, but will also be more in line with where this industry is heading. Fifteen bed facilities create more revenue because they create a better cushion in cash flow when vacancies occur. This cash flow in turn provides a greater ability to cater to the assisted living population's need with more staff, massage, and many other in home services to enhance their experience.

We feel that the population and their living quarters will contribute to the stabilization of the area because the area is residential living and commercial business. Our program is a hybrid of both of these. It is not a large commercial project like some assisted living communities so it fits well in the neighborhood. The homes are less than 5000 square feet and will match the existing construction of the area. The residents are people who have lived and worked in the community for many years. They should be allowed to stay in the same area in their elder years. This project would allow this. It would also allow more seniors to take part and not be exclusive to only ten seniors which are what the current zoning will allow.

Policy C: Demonstrate how the proposed zone change would be in accordance with the applicable goals and policies of the governing ranked plans including, but not limited to, Albuquerque/Bernalillo County Comprehensive Plan, Area Plans, or Sector Development Plans.

Albuquerque/Bernalillo County Comprehensive Plan

5. Developing and Establishing Urban Areas

•Policy a:

-This project will have four dwellings in the 1.2 Acre parcel and will not exceed the five dwelling units per acre rule.

- **Policy b:** This policy is not applicable to our plan.

- **Policy c:** This policy is not applicable to our plan.

- **Policy d:** The location, intensity, and design of new development shall

respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

-The homes will be built by Silverton Custom Homes, a perennial Albuquerque Parade of Home winner, thereby having a high quality North Valley custom home feel to match the current growth and development in the area, while still blending in with the current neighborhood. We feel that the quality of project will enhance the value of properties in the neighborhood because of the quality of construction and the clientele it will cater to. The homes will be managed and operated by a Preferred Assisted Living, who runs several successful homes in the Albuquerque and Las Cruces areas.

- **Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.**

-The vacant land was initially intended for high dollar (\$750K) range custom homes. However, given the current economic environment new home start-up in this price range have come to a standstill. By allowing this zone change, the vacant land may be developed, whereby tax revenues will most certainly increase in the area as well as many new jobs to help improve unemployment.

- **Policy f:** This policy is not applicable to our plan.
- **Policy g:** This policy is not applicable to our plan.

- **Policy h: Higher density housing is most appropriate in the following situations: in areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.**

-This area is heavily comprised of high-end custom homes both inside and outside gated communities, vacant land, rental property and trailer parks. This project will blend right in to the neighborhood and enhance the already growing trend toward new custom homes. It will also allow the seniors in this area to allow them to stay here and live where they have their entire lives. Instead of a nursing home or a hospital.

- **Policy i:** This policy is not applicable to our plan.
- **Policy j:** This policy is not applicable to our plan.
- **Policy k:** This policy is not applicable to our plan.
- **Policy l:** This policy is not applicable to our plan.
- **Policy m:** This policy is not applicable to our plan.
- **Policy n:** This policy is not applicable to our plan.

- **Policy o:** **Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.**

-This project is in-line with the overall rehabilitation of this older established neighborhood. It will enhance the neighborhood's feel, raise overall property values and maintain a more secure long-term population base. The overall investment into the project is projected to be approximately \$2.5 Million.

- Growth trends are continuing around the country. By 2005 there were 2.4 million boomers retiring. New Mexico is listed as one of the top 10 boomer retirement destinations. *Pulte Homes Annual Baby Boomer Survey.*
 - 1 The US population age 65 and over is expected to double in size by 2025.
 - 2 1 out of 5 Americans (over 72 million people) will be 65 years and older.
 - 3 The age group 85 and older is now the fastest growing segment of the U.S. population.
 - 4 The proportion of New Mexico's population classified as elderly is expected to increase from 10.9% in 1995 to 16.9% in 2025.
 - 5 As the oldest baby boomers become senior citizens in 2011, the population 65 and older is projected to grow faster than the total population in every state. *U.S. Census Bureau*
- **Policy p:** This policy is not applicable to our plan.

Policy D: Demonstrate why the existing zoning is inappropriate based on at least one of the following three elements:

3. A change in zone is more advantageous to the community as articulated in the governing ranked plans. Please cite policies that are relevant to your request and how these policies are furthered by your request.

The policies that are applicable are as follows.

2. RESERVE AREA

A. The Goal is to allow opportunity for future development of high quality, mixed-use, largely self sufficient planned communities, bounded by permanent open-space, in appropriate outlying areas, and to protect the non-urban development areas as Rural unless such planned communities are developed.

We would build a community that would fit into the current rural setting but would be a small planned community that would consist of high quality, mixed use self sufficient community. It would be self sufficient because the staff and administration would oversee the operation 24 hours a day and would provide all the required needs. All of our street and sewer systems would meet city requirements. We would have the contiguous acreage sufficient to meet the guidelines.

B. Overall gross density shall not exceed three dwelling units per acre and density transfer (Clustering) shall be used to accomplish appropriate urban densities in planned Communities while ensuring an open space network within and around them. Within this Overall density policy, housing densities and land use mix, open space, infrastructure size And location, and other public services and facilities are to be prescribed through rank two Plans or rank three plans.

We will not exceed the three dwelling units per acre. We have 1.2 acres to be developed and we do not plan on building more than four units on the entire area.

Policy E: Demonstrate how the permissive uses in the requested zone change will not be harmful to the adjacent property, neighborhood, or community.

The zone change request would allow us to build four 15 bed residential assisted living facilities. At full capacity there could be a total of 60 residents plus staff on the 1.2 acre parcel of land. The project will not be harmful in any way to the adjacent properties, neighborhood or communities for the following reasons:

1. Residential assisted living facilities exist all over the city and generally blend right in with a neighborhood.
2. The population will be elderly. Although at times, dementia residents could escape regular homes, it is a requirement of the New Mexico Department of Health that all the assisted living homes be setup with automatic locking doors that are controlled by an alarm key pad to control entry to and from the premises.
3. The 1.2 acres has a cinder block wall surrounding the entire property and there will be an automatic gate installed at the entrance.
4. All employees are all background screened through the FBI database as well as appropriately trained to handle the care of the residents.

Lastly, the homes will be built by Silverton Custom Homes, a perennial Albuquerque Parade of Home winner, thereby having a high quality North Valley custom home feel to match the current growth and development in the area, while still blending in with the current neighborhood. We feel that the quality of project will enhance the value of properties in the neighborhood because of the quality of construction and the clientele it will cater to. The homes will be managed and operated by a Preferred Assisted Living, who runs several successful homes in the Albuquerque and Las Cruces areas.

Policy F: The zone change request should not result in unprogrammed capital expenditures by the City.

The zone change will not result in unprogrammed capital expenditures by the City, but will in turn provide more tax revenue.

Policy G: The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of land or other economic considerations is not the determining factor for a change of zone.

Policy H: Location on a major street is not, in itself, sufficient justification of apartments, office, or commercial zoning.

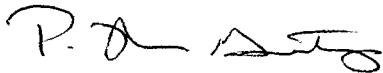
We are not requesting a zone change due to location on a major street

Policy I & J: If you zone change request would be classified as a "spot zone" or "strip zone," please demonstrate compliance with one of the two items below:

This policy is not applicable to this request.

Please consider this zone change request, which will allow us to move forward with this much needed project.

Sincerely,

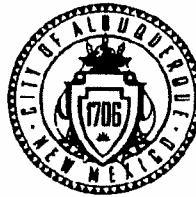


John Dugas

Gerald Maestas

Matt Ayers

P Thomas Gutierrez



City of Albuquerque

Date: January 5, 2010

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

TO CONTACT NAME: Thomas Gutierrez
 COMPANY/AGENCY: Sierra de Oro Investments
 ADDRESS/ZIP: 2818 Moyn Rd NW 87104
 PHONE/FAX #: 238-9427 / 831-1847

Thank you for your inquiry of 1-5-10 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at lots 1, 2, 3, 4 of Campbell Estates located on 2834 Campbell Rd NW & 2700, 2704, 2708 Ornela NW.
 zone map page(s) G-12

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Alvarado Gardens
 Neighborhood or Homeowner Association
 Contacts: Kiera Homann
2929 Trellis Dr NW 87107
350-4166 (h)
Talia Sledge
2930 Trellis Dr NW 87107
344-9484 (h)

Thomas Village
 Neighborhood or Homeowner Association
 Contacts: Deborah Ridley
3247 Calle de Deborah NW
243-5554 (h) 321-0202 (c) 87104
Diana McEnnerney
3120 Don Quixote Dr NW
242-5441 (h) 87104

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES ☒ NO ☐

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina Armona
 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type: ☐ Free-Standing Tower -OR- ☐ Concealed Tower

Private Development ☒ EPC ☐ DRB ☐ LUCC ☐ Liquor Submittal

☐ Administrative Amendments (AA's)

City Project ☐

Special Exception Application (ZHE) ☐

CONTACT NAME: Thomas Gutierrez

COMPANY NAME: Tierra de Oro Investments

ADDRESS/ZIP: 2818 Moya Rd NW Abq NM 87104

PHONE: (505) 238-9427 FAX: 831-1847

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

LOTS 1, 2, 3, 4 of Campbell Estates

LEGAL DESCRIPTION

LOCATED ON

2834 Campbell Rd NW + 2700 2704 2708 Orwellia NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN

AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (_____).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS** PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ☒ [X] ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- ☐ [] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- ☒ [X] Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- ☒ [X] Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 1-15-10 Time Entered: 8:29am ONC Rep. Initials: RC

Additional Neighborhood or Homeowner Association Information

North Valley Coalition

Neighborhood or Homeowner Association

Contacts: Chris Catechis

5733 Guadalupe Tr. NW

271-9876(h) 87107

Claude Morelli

PO Box 70352 87197

710-9455(h)

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

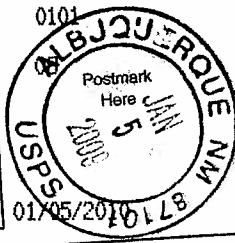
Contacts: _____

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ALBUQUERQUE NM 87104

Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54



Sent To Deborah Ridley
Street, Apt. No.,
or PO Box No. 3247 Calle de Deborah NW
City, State, ZIP+4 Albua NM 87104

PS Form 3800, August 2006

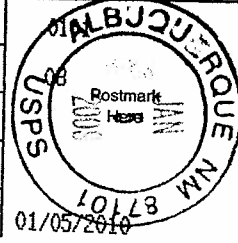
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Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54



Sent To Charles Morelli
Street, Apt. No.,
or PO Box No. PO Box 70352
City, State, ZIP+4 Albua NM 87197

PS Form 3800, August 2006

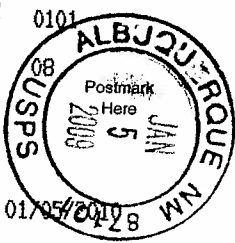
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54



Sent To Diana McEnnerney
Street, Apt. No.,
or PO Box No. 3120 Don Quixote Dr NW
City, State, ZIP+4 Albua NM 87104

PS Form 3800, August 2006

See Reverse for Instructions

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ALBUQUERQUE NM 87107

Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54



Sent To Chris catechis
Street, Apt. No.,
or PO Box No. 5733 Guadalupe Tr NW
City, State, ZIP+4 Albua NM 87107

PS Form 3800, August 2006

See Reverse for Instruction

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Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54



Sent To Kiera Homann
Street, Apt. No.,
or PO Box No. 2929 Trailis Dr NW
City, State, ZIP+4 Albua NM 87107

PS Form 3800, August 2006

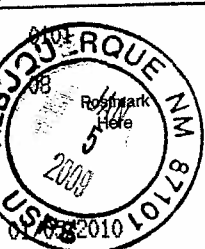
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ALBUQUERQUE NM 87107

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Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54



Sent To Talia Seorge
Street, Apt. No.,
or PO Box No. 2930 Trailis Dr NW
City, State, ZIP+4 Albua NM 87107

PS Form 3800, August 2006

See Reverse for Instructions



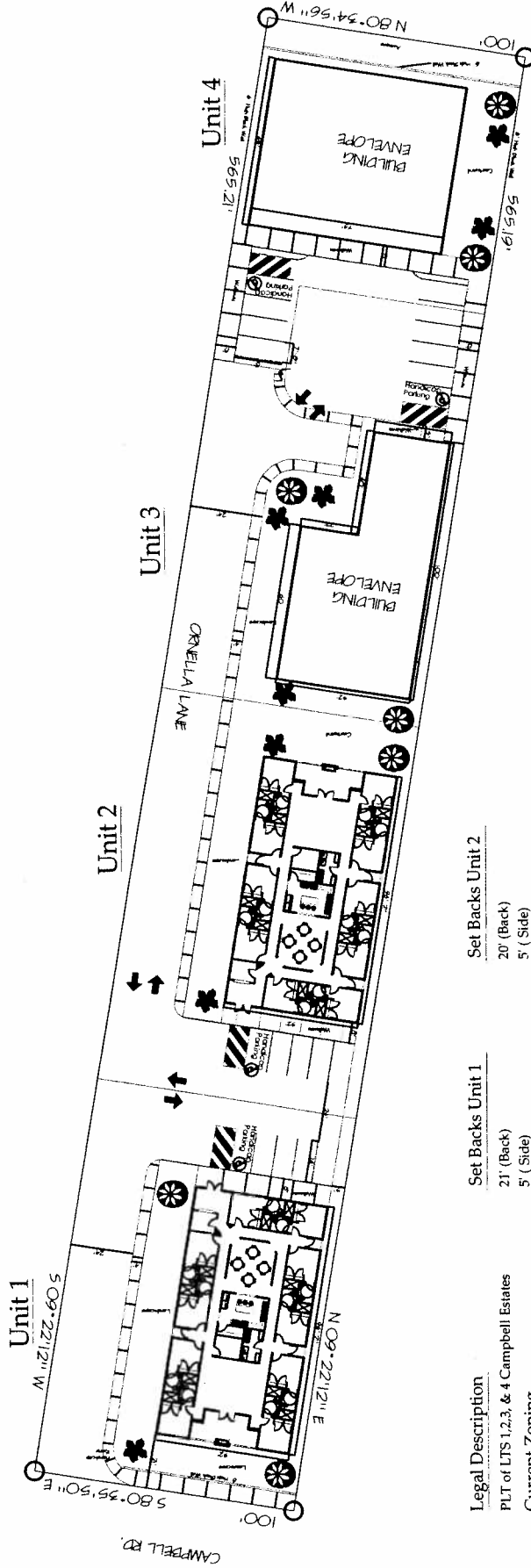
RON MONTAYA DESIGNS, INC.
CUSTOM RESIDENTIAL & COMMERCIAL DESIGN SERVICES
8724 ALAMEDA NE SUITE A
ALBUQUERQUE, NEW MEXICO 87113
P: 505-823-6474
F: 505-823-6487

Site Plan

New Construction For
Silverton Assisted Living
Campbell Estates

DATE	BY	REVISION

A-5



SITE PLAN

SCALE: 1" = 20'

Legal Description

PLT of LTS 1,2,3, & 4 Campbell Estates

Current Zoning

RA2

Proposed Zoning

SU1

Site Area

1.2975 Acres

Maximum Building Heights

18' High

Quantity Of Units Per Year

2 Per Year

Units 1 & 2 The First Year

Units 3 & 4 The Second Year

Set Backs Unit 1

21' (Back)
5' (Side)
43' (Side)
71' (Front-Building to Building)

Set Backs Unit 2

20' (Back)
5' (Side)
43' (Side)
71' (Front-Building to Building)

Set Backs Unit 3

30' (Back)
5' (Side)
43' (Side)
71' (Front-Building to Building)

Set Backs Unit 4

15' (Back)
5' (Side)
20' (Side)
71' (Front-Building to Building)



RON MONTROYA DESIGNS, INC.
CUSTOM RESIDENTIAL & COMMERCIAL DESIGN SERVICES
8724 ALAMEDA NE SUITE A
ALBUQUERQUE, NEW MEXICO 87113
P: 505-823-6474
F: 505-823-6487

Site Plan

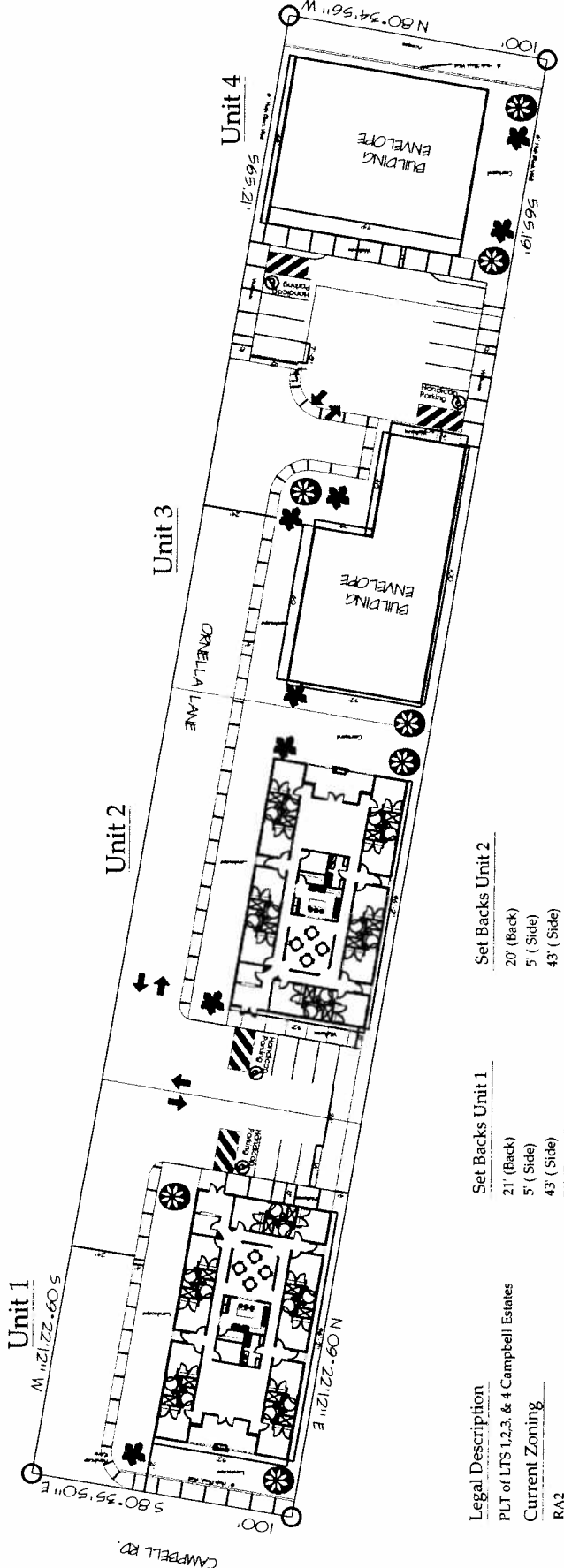
New Construction For
Silverton Assisted Living
Campbell Estates

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994	995	996
997	998	999
1000	1001	1002

A-5

SITE PLAN

SCALE: 1" = 20'



Legal Description

PLT of LTS 12.3, & 4 Campbell Estates

Current Zoning

RA2

Proposed Zoning

SU1

Site Area

1.2975 Acres

Maximum Building Heights

18' High

Quantity Of Units Per Year

2 Per Year

Units 1 & 2 The First Year

Units 3 & 4 The Second Year

Set Backs Unit 1

- 21' (Back)
- 5' (Side)
- 43' (Side)
- 71' (Front-Building to Building)

Set Backs Unit 2

- 20' (Back)
- 5' (Side)
- 43' (Side)
- 71' (Front-Building to Building)

Set Backs Unit 3

- 30' (Back)
- 5' (Side)
- 43' (Side)
- 71' (Front-Building to Building)

Set Backs Unit 4

- 15' (Back)
- 5' (Side)
- 20' (Side)
- 71' (Front-Building to Building)



ZONING MAP

Note: Grey shading
indicates County.



1 inch = 500 feet

Project Number:
1004679

Hearing Date:
02/18/2010

Zone Map Page:
G-12

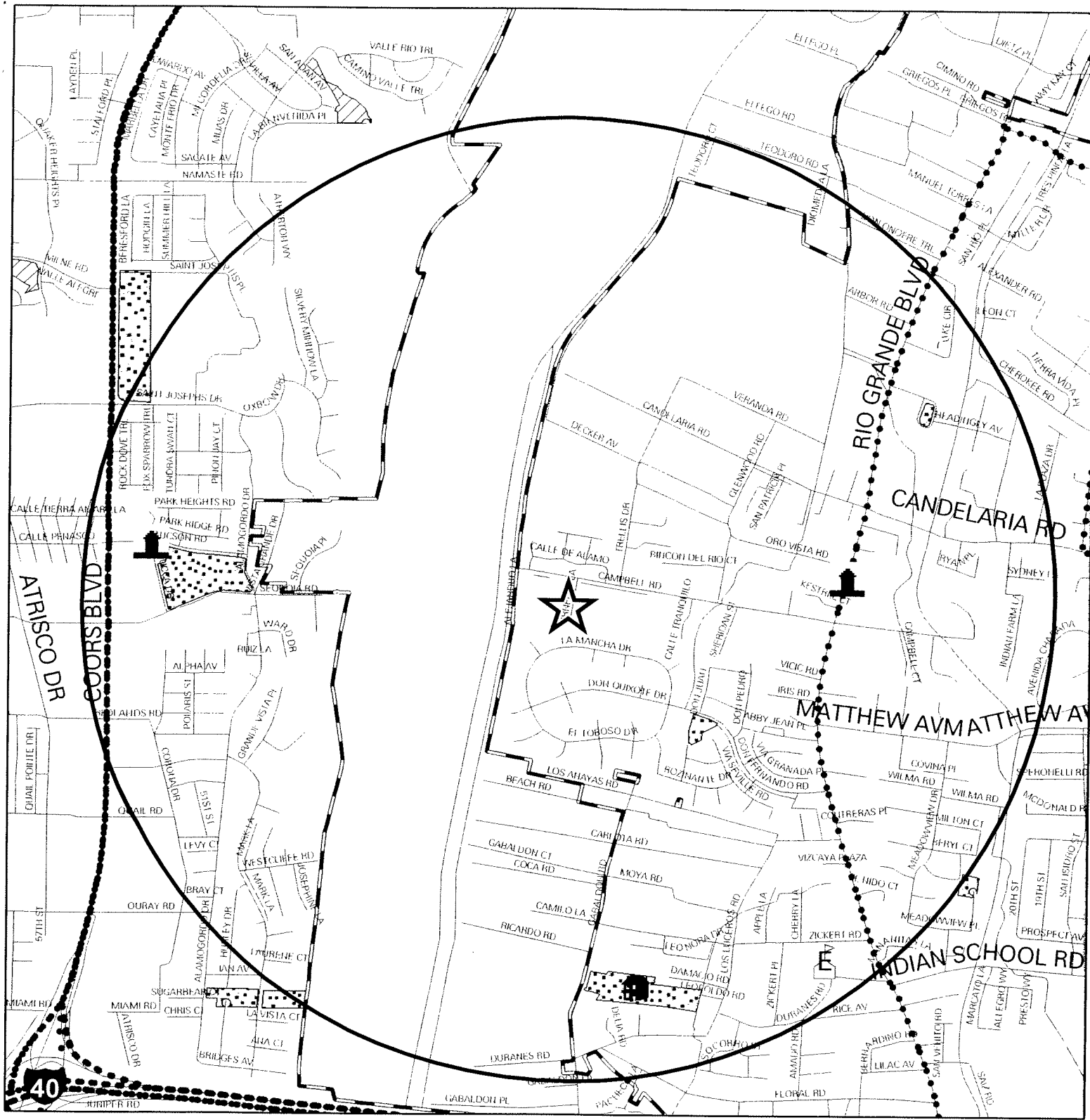
Additional Case Numbers:
10EPC-40001



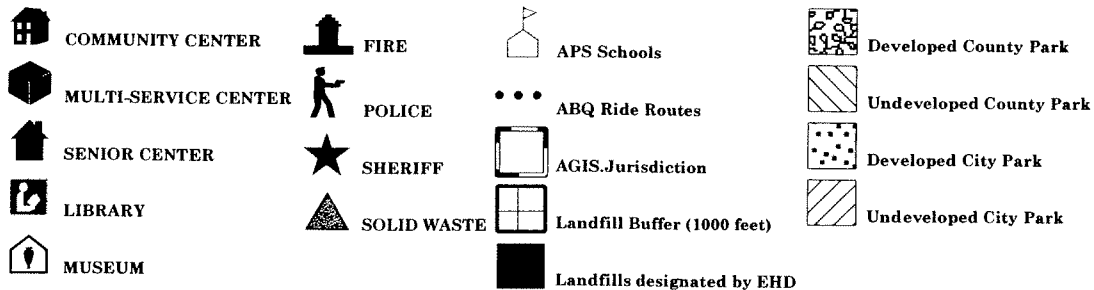
Note: Grey shading indicates County.



Additional Case Numbers:
10EPC-40001



Public Facilities Map with One-Mile Site Buffer



Project Number: 1004679

0 0.5 1 Miles

